
Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the City Clerk **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under “Non-Agenda Public Comment.”

COUNCIL, CITY ATTORNEY, CITY MANAGER COMMENT

REQUEST FOR CONTINUANCE

The Council will now consider requests to continue specific items.

=== LEGISLATIVE SCHEDULE ===

Noticed Hearings

- ITEM-330: Issuance of Multifamily Revenue Bonds for Hillside Gardens Apartments. (Dist. 7)
SAN DIEGO HOUSING COMMISSION'S RECOMMENDATION:
Adopt the resolution.
- ITEM-331: District 6 Block 6Z Surcharge Funded Underground Utility District. Serra Mesa Community Plan Area. (Dist. 6)
CITY MANAGER'S RECOMMENDATION: Adopt the resolution.
- ITEM-332: Various Underground Utility Districts with Mitigation Monitoring Reporting Program. (Various Community Areas. Dists. 1, 2, 3, 4, 7, and 8)
CITY MANAGER'S RECOMMENDATION: Adopt the resolution.
- ITEM-333: Two actions related to Pacific Highlands Ranch – FY 2004 Public Facilities Financing Plan and Facilities Benefit Assessment. Pacific Highlands Ranch Community Area. (Dist. 1)
LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:
On 12/3/2003, LU&H voted 4 to 0 to approve the Fiscal Year 2004 Pacific Highlands Ranch Public Facilities Benefit Assessment (PFFP/FBA) and to direct the City Attorney to provide an analysis of the legal issues regarding consistency of the proposed amendments with the Subarea III Development Agreement prior to the City Council hearing.

=== LEGISLATIVE SCHEDULE (Continued) ===

Adopt Agenda, Discussion, Other Legislative Item

ITEM-334: Ratify the February 18, 2004 Project Area Committee (PAC) Election Results for the North Park Redevelopment Project Area. North Park Community Area. (Dist. 3)
CITY MANAGER'S RECOMMENDATION: Adopt the resolution.

Non-Docket Items

Adjournment in Honor of Appropriate Parties

Adjournment

=== EXPANDED CITY COUNCIL AGENDA ===

ADOPTION AGENDA, DISCUSSION, HEARINGS

NOTICED HEARINGS:

ITEM-330: Issuance of Multifamily Revenue Bonds for Hillside Gardens Apartments.

(See San Diego Housing Commission Report HCR03-100. District-7.)

(Continued from the meeting of February 10, 2004, Item 335, at the request of Councilmember Madaffer, for further review.)

NOTE: Hearing open. No testimony taken on 2/10/2004.

SAN DIEGO HOUSING COMMISSION'S RECOMMENDATION:

Adopt the following resolution:

(R-2004-799)

Approving the issuance of Bonds by the Housing Authority of the City of San Diego for the acquisition and rehabilitation of Hillside Gardens Apartments, pursuant to Section 147(f) of the Internal Revenue Code of 1986.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICE HEARINGS: (Continued)

ITEM-331: District 6 Block 6Z Surcharge Funded Underground Utility District.

(Serra Mesa Community Plan Area. District-6.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2004-708)

Establishing Underground Utility Districts financed through the City of San Diego Underground Surcharge Fund.

- District 6, Block 6 Z, as described in Drawing No. 32843-1-D.

CITY MANAGER SUPPORTING INFORMATION:

The proposed district is identified in CIP 37-028.0 "Annual Allocation - Underground of City Utilities", and will underground the overhead utility facilities within the designated districts.

The formation of these districts will require the removal and/or underground conversion of certain overhead power and communications wires with poles within the established boundary. The expense of the underground installation and removal of overhead electric facilities within the right-of-way will be financed through City of San Diego Undergrounding Surcharge Fund 30100, contingent upon receipt of funds from San Diego Gas & Electric.

It is the responsibility of the individual property owner(s) for the trenching and other related work to convert their property to receive electrical, telecommunication and cable television from an underground service. However, San Diego Gas & Electric will offer to property owner(s) within the Underground Utility District, to perform all the work necessary to convert private property, including necessary conduits for telephone and cable facilities, at no cost to the property owner(s). In order to take advantage of San Diego Gas & Electric's offer to perform this work, property owners are required to sign a Permit to Enter Form.

FISCAL IMPACT:

The construction cost and the other indirect costs such as street light replacement, tree replacement, street improvement, minor City forces and other related work is estimated at \$6,506,179.81, and will be financed through the City of San Diego Fund 30100, Undergrounding Surcharge Fund, contingent upon receipt of funds from San Diego Gas & Electric.

Loveland/Belock/AO

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICE HEARINGS: (Continued)

ITEM-332: Various Underground Utility Districts with Mitigation Monitoring Reporting Program.

(Various Community Areas. Districts-1, 2, 3, 4, 7, & 8).

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2004-754)

A Resolution establishing an Underground Utility Districts financed through the City of San Diego Underground Surcharge Fund:

District 1 Block 1-F, as described in Exhibit A to this resolution and more particularly shown on Drawing No. 32839-D; and
District 2 Block 2-E, as described in Exhibit B to this resolution and more particularly shown on Drawing No. 32840-D; and
District 3 Block 3-FF, as described in Exhibit C to this resolution and more particularly shown on Drawing No. 32841-D; and
District 4 Block 4-G, as described in Exhibit D to this resolution and more particularly shown on Drawing No. 32842-D; and
District 7 Block 7-F, as described in Exhibit E to this resolution and more particularly shown on Drawing No. 32844-D; and
District 8 Block 8-F, as described in Exhibit F to this resolution and more particularly shown on Drawing No. 32845-D.

CITY MANAGER SUPPORTING INFORMATION:

The proposed districts are identified in CIP 37-028.0, "Annual Allocation – Underground of City Utilities," and will underground the overhead utilities.

The formation of these districts will require the removal and/or underground conversion of certain overhead power and communications wires with poles within the established boundary.

It is the responsibility of the individual property owner(s), for the trenching and other related work to convert their property to receive electrical, telecommunication and cable television from an underground service.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICE HEARINGS: (Continued)

ITEM-332: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

However, San Diego Gas & Electric will offer to property owner(s), within the Underground Utility District, to perform all the work necessary to convert private property, including necessary conduits for telephone and cable facilities at no cost to the property owner(s). In order to take advantage of San Diego Gas & Electric's offer to perform this work, property owners are required to sign a Permit to Enter Form.

FISCAL IMPACT:

SDG&E Cost: The construction cost \$24,002,541 will be financed through the use of San Diego Gas & Electric Company's Annual Funds as directed by the Public Utilities Commission (Case 8209). The fiscal impact to the City is for administration, archaeological monitoring, street light replacement, street improvement, minor City forces, and other related work, estimated at \$3,857,479 Funds will be available in Fund 30100, Undergrounding Surcharge Fund, contingent upon receipt of funds from San Diego Gas & Electric.

Loveland/Belock/AO

Aud. Cert

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICE HEARINGS: (Continued)

ITEM-333: Two actions related to Pacific Highlands Ranch – FY2004 Public Facilities Financing Plan and Facilities Benefit Assessment.

(See City Manager Report CMR-03-243; Fiscal Year 2004 Draft PFFP/FBA; letter from Thomas F. Steinke dated 12/03/2003. Pacific Highlands Ranch Community Area. District-1.)

TODAY'S ACTIONS ARE:

Adopt the following resolutions:

Subitem-A: (R-2004-668 Cor. Copy)

Designating an area of benefit in Pacific Highlands Ranch and the boundaries thereof, confirming the description of Public Facilities Projects, the Community Financing Plan and Capital Improvement Program with respect to Public Facilities Projects, the method for apportioning the costs of the Public Facilities Projects among the parcels within the area of benefit and the amount of the facilities benefit assessments charged to each such parcel, the basis and methodology for assessing and levying discretionary automatic annual increases in facilities benefit assessments, and proceedings thereto, and ordering of proposed public facilities project in the matter of Pacific Highlands Ranch Facilities Benefit Assessment Area.

Subitem-B: (R-2004-669)

Approving the Development Impact Fee Schedule for properties within the Pacific Highlands Ranch.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 12/03/2003, LU&H voted 4-0 to approve the Fiscal Year 2004 Pacific Highlands Ranch Public Facilities Benefit Assessment (PFFP/FBA) and to direct the City Attorney to provide an analysis of the legal issues regarding consistency of the proposed amendments with the Subarea III Development Agreement prior to the City Council hearing. (Councilmembers Peters, Zucchet, Frye and Inzunza voted yea. Councilmember Lewis not present.)

FISCAL IMPACT:

Minimal.

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS

RESOLUTION:

ITEM-334: Ratify the February 18, 2004 Project Area Committee (PAC) Election Results for the North Park Redevelopment Project Area.

(See City Manager Report CMR-04-044. North Park Community Area. District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2004-908)

Ratifying the February 18, 2004 Project Area Committee (PAC) election results for the North Park Redevelopment project area.

Declaring that the Council finds that the election results of February 18, 2004, are valid and binding in accordance with the procedures so adopted by Resolution No. 98703;

Directing the Redevelopment Agency of the City of San Diego to consult with and obtain the advice of the PAC, pursuant to the provisions of the California Community Redevelopment Law (California Health and Safety Code section 33000 et seq.).

NON-DOCKET ITEMS

ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

ADJOURNMENT